11 CO. 00-10 - 100/ 20/ O -- 01/07/ CO. 00 -- 100/ CO. 00 -- 100/

MEADOW GROVE ESTATES SECTION 3 PART 1

Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey Number 6840, containing 6.400 acres of land, more or less, said 6.400 acres being part of that tract of land conveyed to **ROCKFORD HOMES**, INC. by deed of record in Instrument Number 200002140030367, Recorder's Office, Franklin County, Ohio

The undersigned, ROCKFORD HOMES, INC., an Ohio Corporation, by DONALD R. WICK, Executive Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "MEADOW GROVE ESTATES SECTION 3 PART 1", a subdivision containing Lots numbered 62 to 79, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or part of the Avenue and Court shown hereon and not heretofore dedicated.

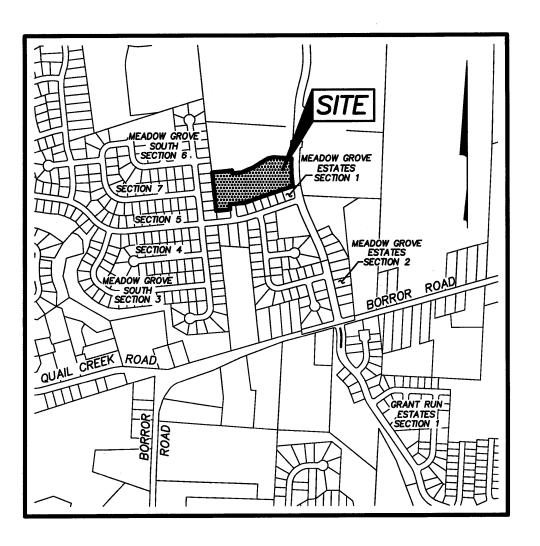
Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and/or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of MEADOW GROVE ESTATES SECTION 3 PART 1, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In Witness Whereof, DONALD ROCKFORD HOMES , INC. , an Ohio day of, 20	R. WICK, Executive Vice President of Corporation, has hereunto set his hand this
Signed and Acknowledged In the presence of:	ROCKFORD HOMES, INC. an Ohio Corporation
	By DONALD R. WICK,
	Executive Vice President
STATE OF OHIO COUNTY OF FRANKLIN ss:	
WICK, Executive Vice President of ROC who acknowledged the signing of the for	or said State, personally appeared DONALD R. EKFORD HOMES, INC. , an Ohio Corporation, regoing instrument to be his voluntary act and said ROCKFORD HOMES, INC. , an Ohio ressed herein.
In Witness Thereof, I have hereunto day of, 20	set my hand and affixed my official seal this
My commission expires	N

Notary Public,

State of Ohio

20	Chairman, Planning Commission Grove City, Ohio			
Approved this Day of 20	Reviewed for the City of Grove City by Hockaden and Associates, Inc.			
Approved this Day of 201	Director of Public Service, Grove City, Ohio			
Approved this Day of 20	Mayor Grove City, Ohio			
Approved and accepted by Ordinance No, 20, wherein all of Avaccepted by the Council of the City of Grove O	, passed this day of enue and Court, shown dedicated hereon are City, Ohio.			
In Whitness Thereof I have hereunto set my hand and affixed my seal this day of, 20	City Clerk Grove City, Ohio			
Transferred this day of, 20,	Auditor, Franklin County, Ohio			
	Deputy Auditor, Franklin County, Ohio			
Filed for record thisday of, 20 at M. Fee \$	Recorder, Franklin County, Ohio			
Recorded this day of	Deputy Recorder, Franklin County, Ohio			



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat were transferred from a field traverse originating from and tying to Franklin County Survey Control Monument Numbers 0022 and 6634, having a calculated bearing of South 86°20'22" East between said monuments and are based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83, 1986 adjustment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Franklin County, Ohio, Recorder.

IRON PINS, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ◎ = Permanent Marker (See Survey Data)

,					
	Professional	Surveyor	No.	7865	

MEADOW GROVE ESTATES SECTION 3 PART 1

NOTE "A" - LANDSCAPE EASEMENT: Within, over and under the area of land in Lots 72, 73, and 74 designated hereon as "Landscape Easement", a nonexclusive easement is hereby reserved for the purpose of installing/constructing, operating, using, and maintaining landscaping, landscaping features and subdivision entrance features therein. Such landscaping, landscaping features and subdivision entrance features shall be installed/constructed by the developer of Meadow Grove Estates subdivision(s) and operated, used and maintained by said developer until such time as an association, comprised of the owners of the fee simple titles to the lots in Meadow Grove Estates subdivision(s) is formed and founded. Thereafter, said association shall operate, use and maintain said landscaping, landscaping features and subdivision entrance features and said association shall have and is hereby granted a nonexclusive right to use said easement areas for said purpose. No developer-installed landscaping, landscaping features and subdivision identification features shall be removed from said easement areas without the approval of said developer or said developer's designee.

NOTE "B": At the time of platting, Meadow Grove Estates Section 3 Part 1 is in Zone X (Areas of .2% annual chance flood) as designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio, and Incorporated areas map number 39049C0406K with effective date of June 17, 2008

NOTE "C": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage
Acreage in lots
Acreage in Public rights-of-way

NOTE "E" - RELEASE OF CERTAIN EASEMENT: All rights and easements granted to the City of Grove City, Ohio, by deed of record in Instrument Number 200209130227764, Recorder's Office, Franklin County, Ohio, in, over and under the areas indicated hereon by crosshatching are hereby released and rendered null and void.

NOTE "F" - VEHICULAR ACCESS - BUCKEYE PARKWAY: Within the limits shown and specified hereon, Rockford Homes, Inc hereby waives and releases all right or rights of direct vehicular access or claims thereof to the present road improvements known as Buckeye Parkway as constructed, or to the ultimate road improvement to be constructed in the future. The execution of this plat shall act as a waiver to the City of Grove City, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

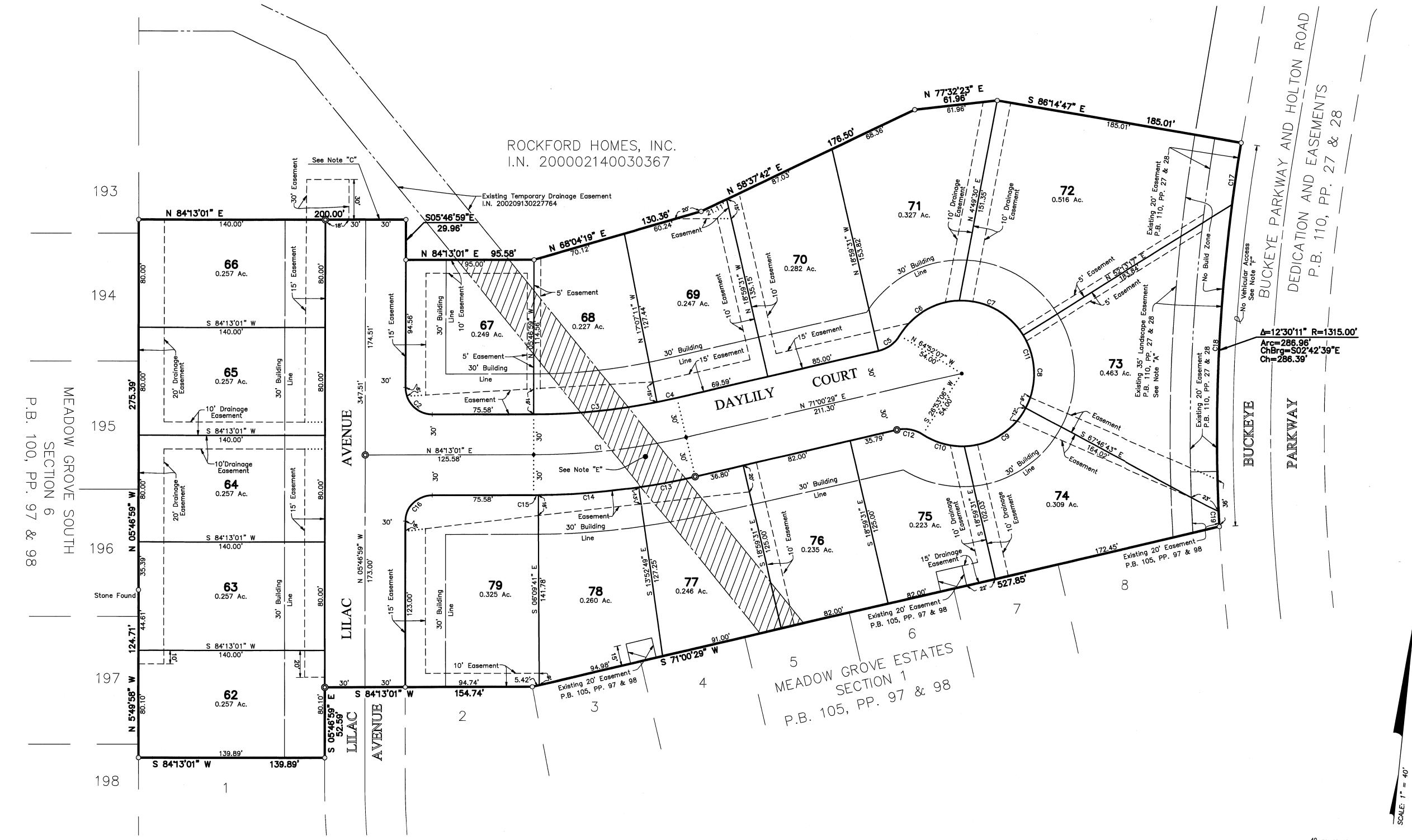
NOTE "G": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Meadow Grove Estates Section 3 Part 1, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's

NOTE "H": ACREAGE BREAKDOWN: Meadow Grove Estates Section 3 Part 1 is comprised of the following Franklin County Parcel

Parcel Number 040-005225

6.400 Ac.

6.400 Ac. 5.195 Ac.



GRAPHIC SCALE (in feet

CURVE TABLE							
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE		
C1	13'12'32"	500.00'	115.27'	N 77°36'45" E	115.01		
C2	90'00'00"	20.00'	31.42'	S 50°46'59" E	28.28'		
С3	11'20'13"	470.00'	93.00'	N 78°32'55" E	92.85'		
C4	01'52'19"	470.00	15.36'	N 71°56'39" E	15.36'		
C5	45'52'37"	25.00'	20.02'	N 48°04'11" E	19.49'		
C6	57'05'24"	54.00'	53.81	S 53'40'35" W	51.61'		
C7	60'00'00"	54.00'	56.55'	N 67'46'43" W	54.00'		
C8	60'00'00"	54.00'	56.55	N 07°46'43" W	54.00'		
C9	60'00'00"	54.00'	56.55	N 52°13'17" E	54.00'		
C10	34*39'49"	54.00'	32.67	S 80°26'49" E	32.17		
C11	271'45'14"	54.00'	256.12'	N 18'59'31" W	75.19'		
C12	45*52'37"	25.00'	20.02'	N 86'03'12" W	19.49'		
C13	04'38'18"	530.00'	42.91'	N 7319'39" E	42.90'		
C14	08"11"31"	530.00'	75.78	N 79°44'34" E	75.71		
C15	00'22'42"	530.00'	3.50'	N 84°01'40" E	3.50'		
C16	90'00'00"	20.00'	31.42'	S 39"13'01" W	28.28'		
C17	02'01'42"	1315.00	46.55	S 02'31'36 W	46.55		
C18	09*58'19"	1315.00'	228.86'	S 03°28'25" E	228.58		
C19	00'30'10"	1315.00	11.54	S 08'42'39" E	11.54		